



| | A | B | C | D | E | F | G | H | I | J | K |
|----|--|--------------|---------------|------------------|-------------------------------|------------------------|--------------------------------|-----------------|-------------------|----------------|---------------|
| 1 |  <div style="float: right;">PROJECT INCOME</div> | | | | | | | | | | |
| 2 | | | | | | | | | | | |
| 3 | RESIDENTIAL RENTAL INCOME | | | | | | | | | | |
| 4 | | | | | | | | | | | |
| 5 | Low-Income Units | | | | | | | | | | |
| 6 | <i>Unit Description</i> | | <i>Median</i> | <i>Number of</i> | <i>Unit Size</i> | <i>Tenant</i> | <i>Contract</i> | <i>Rent</i> | <i>Income per</i> | <i>Monthly</i> | <i>Annual</i> |
| 7 | <i>Bedrooms</i> | <i>Baths</i> | <i>Income</i> | <i>Units</i> | <i>(Net leasable Sq. Ft.)</i> | <i>Paid Utilities*</i> | <i>Rent</i> | <i>Subsidy</i> | <i>Unit</i> | <i>Income</i> | <i>Income</i> |
| 8 | | | % | | | \$ | | | | \$ | \$ |
| 9 | | | % | | | | | | | | |
| 10 | | | % | | | | | | | | |
| 11 | | | % | | | | | | | | |
| 12 | | | % | | | | | | | | |
| 13 | | | % | | | | | | | | |
| 14 | | | % | | | | | | | | |
| 15 | | | % | | | | | | | | |
| 16 | | | % | | | | | | | | |
| 17 | | | % | | | | | | | | |
| 18 | Total | | | | | | | | | \$ | \$ |
| 19 | Vacancy Allowance (<i>Total Annual Income x Vacancy Rate</i>) | | | | | | | | | | \$ |
| 20 | Effective Gross Income/Low Income Units (<i>Total Annual Income - Vacancy Allowance</i>) | | | | | | | | | | \$ |
| 21 | | | | | | | | | | | |
| 22 | Market Rate Units | | | | | | | | | | |
| 23 | <i>Unit Description</i> | | | | | <i>Number of</i> | <i>Unit Size</i> | <i>Contract</i> | | <i>Monthly</i> | <i>Annual</i> |
| 24 | <i>Bedrooms</i> | <i>Baths</i> | | | | <i>Units</i> | <i>(Net Leasable Sq. Ft.)</i> | <i>Rent</i> | | <i>Income</i> | <i>Income</i> |
| 25 | | | | | | | | | | \$ | \$ |
| 26 | | | | | | | | | | | |
| 27 | | | | | | | | | | | |
| 28 | | | | | | | | | | | |
| 29 | | | | | | | | | | | |
| 30 | | | | | | | | | | | |
| 31 | | | | | | | | | | | |
| 32 | | | | | | | | | | | |
| 33 | | | | | | | | | | | |
| 34 | | | | | | | | | | | |
| 35 | Total Market Rate | | | | | | | | | \$ | \$ |
| 36 | Vacancy Allowance (<i>Total Annual Income x Vacancy Rate</i>) | | | | | | | | | | \$ |
| 37 | Effective Gross Income/Market Rate Units (<i>Total Annual Income - Vacancy Allowance</i>) | | | | | | | | | | \$ |

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|----|--|---|---|---|---|---|--|---------------------------|---|---|--------------------------|
| 38 | NONRESIDENTIAL INCOME | | | | | | | | | | |
| 39 | | | | | | | | | | | |
| 40 | <i>Description of Type and Size</i> | | | | | | <i>Square footage</i> | <i>Monthly Income</i> | | | <i>Annual Income</i> |
| 41 | | | | | | | | | | | \$ |
| 42 | | | | | | | | | | | |
| 43 | | | | | | | | | | | |
| 44 | | | | | | | | | | | |
| 45 | | | | | | | | | | | |
| 46 | Total Nonresidential | | | | | | | \$ | | | |
| 47 | Vacancy Allowance (Total Annual Income x Vacancy Rate) | | | | | | % | | | | |
| 48 | Effective Gross Income/Nonresidential Space (<i>Total Annual Income - Vacancy Allowance</i>) | | | | | | | | | | \$ |
| 49 | Effective Gross Income (<i>sum Low Income, Market Rate, Nonresidential totals</i>) | | | | | | | | | | \$ |
| 50 | | | | | | | | | | | |
| 51 | NON-INCOME PRODUCING UNITS (<i>including management units, tenant services units, recreation, etc.</i>) | | | | | | | | | | |
| 52 | | | | | | | | | | | |
| 53 | <i>Description of Type and Size</i> | | | | | | <i>Number of Units</i> | <i>Square Footage</i> | | | |
| 54 | | | | | | | | | | | |
| 55 | | | | | | | | | | | |
| 56 | | | | | | | | | | | |
| 57 | | | | | | | | | | | |
| 58 | | | | | | | | | | | |
| 59 | Total Non-income | | | | | | | | | | |
| 60 | | | | | | | | | | | |
| 61 | * Tenant Paid Utilities (<i>mark all utilities to be paid by tenants</i>) | | | | | | | | | | |
| 62 | <input type="checkbox"/> Household Electric | | | | | | <input type="checkbox"/> Cooking (describe): | | | | |
| 63 | <input type="checkbox"/> Air Conditioning | | | | | | <input type="checkbox"/> Heat (describe): | | | | |
| 64 | <input type="checkbox"/> Hot Water (describe): | | | | | | <input type="checkbox"/> Other (describe): | | | | |

| | A | B | C | D | E | F | G | H | I |
|----|---|---|---|---|---|---|---|---|---|
| 1 |  PROJECT EXPENSES | | | | | | | | |
| 2 | | | | | | | | | |
| 3 | ADMINISTRATIVE EXPENSES | | | | | | | | |
| 4 | | | | | | | | | |
| 5 | Advertising and Marketing | | | | | | | | |
| 6 | Other Administrative Expense (<i>describe</i>) _____ | | | | | | | | |
| 7 | Office Salaries | | | | | | | | |
| 8 | Office Supplies | | | | | | | | |
| 9 | Office or Model Apartment Rent | | | | | | | | |
| 10 | Management Fee (<i>Effective Gross Income x Annual Rate of</i> _____) | | | | | | | | |
| 11 | Manager or Superintendent Rent Free Unit | | | | | | | | |
| 12 | Legal Expenses (<i>project only</i>) | | | | | | | | |
| 13 | Auditing Expenses (<i>project only</i>) | | | | | | | | |
| 14 | Bookkeeping Fees and Accounting Services | | | | | | | | |
| 15 | Telephone and Answering Services | | | | | | | | |
| 16 | Bad Debts | | | | | | | | |
| 17 | Miscellaneous Administrative Expenses (<i>describe</i>) _____ | | | | | | | | |
| 18 | Annual Tax Credit Monitoring Fee (\$25.00 per tax credit unit) | | | | | | | | |
| 19 | Total Administrative Expenses | | | | | | | | |
| 20 | | | | | | | | | |
| 21 | UTILITY EXPENSES (<i>paid by owner</i>) | | | | | | | | |
| 22 | | | | | | | | | |
| 23 | Fuel Oil | | | | | | | | |
| 24 | Electricity | | | | | | | | |
| 25 | Gas | | | | | | | | |
| 26 | Water | | | | | | | | |
| 27 | Sewer | | | | | | | | |
| 28 | Total Utility Expenses | | | | | | | | |
| 29 | | | | | | | | | |
| 30 | OPERATING AND MAINTENANCE EXPENSES | | | | | | | | |
| 31 | | | | | | | | | |
| 32 | Janitor and Cleaning Payroll | | | | | | | | |
| 33 | Janitor and Cleaning Supplies | | | | | | | | |
| 34 | Janitor and Cleaning Contract | | | | | | | | |
| 35 | Exterminating Payroll or Contract | | | | | | | | |
| 36 | Exterminating Supplies | | | | | | | | |
| 37 | Garbage and Trash Removal | | | | | | | | |
| 38 | Security Payroll or Contract | | | | | | | | |
| 39 | Grounds Payroll | | | | | | | | |
| 40 | Grounds Supplies | | | | | | | | |
| 41 | Grounds Contract | | | | | | | | |
| 42 | Repairs Payroll | | | | | | | | |
| 43 | Repairs Material | | | | | | | | |
| 44 | Repairs Contract | | | | | | | | |
| 45 | Elevator Maintenance or Contract | | | | | | | | |
| 46 | Heating and Air Conditioning Maintenance or Contract | | | | | | | | |
| 47 | Swimming Pool Maintenance or Contract | | | | | | | | |
| 48 | Snow Removal | | | | | | | | |
| 49 | Decorating Payroll or Contract | | | | | | | | |
| 50 | Decorating Supplies | | | | | | | | |
| 51 | Other Operating and Maintenance Expenses (<i>describe</i>) _____ | | | | | | | | |
| 52 | Miscellaneous Operating and Maintenance Expenses | | | | | | | | |
| 53 | Total Operating and Maintenance Expenses | | | | | | | | |

| | A | B | C | D | E | F | G | H | I |
|----|--|---|---|---|---|---|---|---|----|
| 54 | TAXES AND INSURANCE | | | | | | | | |
| 55 | | | | | | | | | |
| 56 | Real Estate Taxes | | | | | | | | \$ |
| 57 | Payment in Lieu of Taxes | | | | | | | | |
| 58 | Payroll Taxes (FICA) | | | | | | | | |
| 59 | Miscellaneous Taxes, Licenses and Permits | | | | | | | | |
| 60 | Property and Liability Insurance (<i>hazard</i>) | | | | | | | | |
| 61 | Fidelity Bond Insurance | | | | | | | | |
| 62 | Workmen's Compensation | | | | | | | | |
| 63 | Health Insurance and Other Employee Benefits | | | | | | | | |
| 64 | Other Insurance (<i>describe</i>) | | | | | | | | |
| 65 | Total Taxes and Insurance | | | | | | | | \$ |
| 66 | | | | | | | | | |
| 67 | Reserve for Replacement | | | | | | | | |
| 68 | Total Operating Expenses | | | | | | | | \$ |
| 69 | Net Operating Income (<i>Effective Gross Income - Total Operating Expenses</i>) | | | | | | | | \$ |